

Community Council on Land Use Engagement

The Zoning Review Process

February 27, 2017

Prepared by Zoning Evaluation Division, Department of Planning and Zoning



The Development Review Process

- What if someone wants do something different?
(from what's permitted in their zoning district):

Examples:

- Single family detached houses are permitted but you want townhouses?
 - Retail establishments are permitted but you want office?
 - A six foot fence is permitted but you want an eight foot fence?
- Might be possible with a legislative action
 - Special Exception
 - Special Permit
 - Variance
 - Rezoning

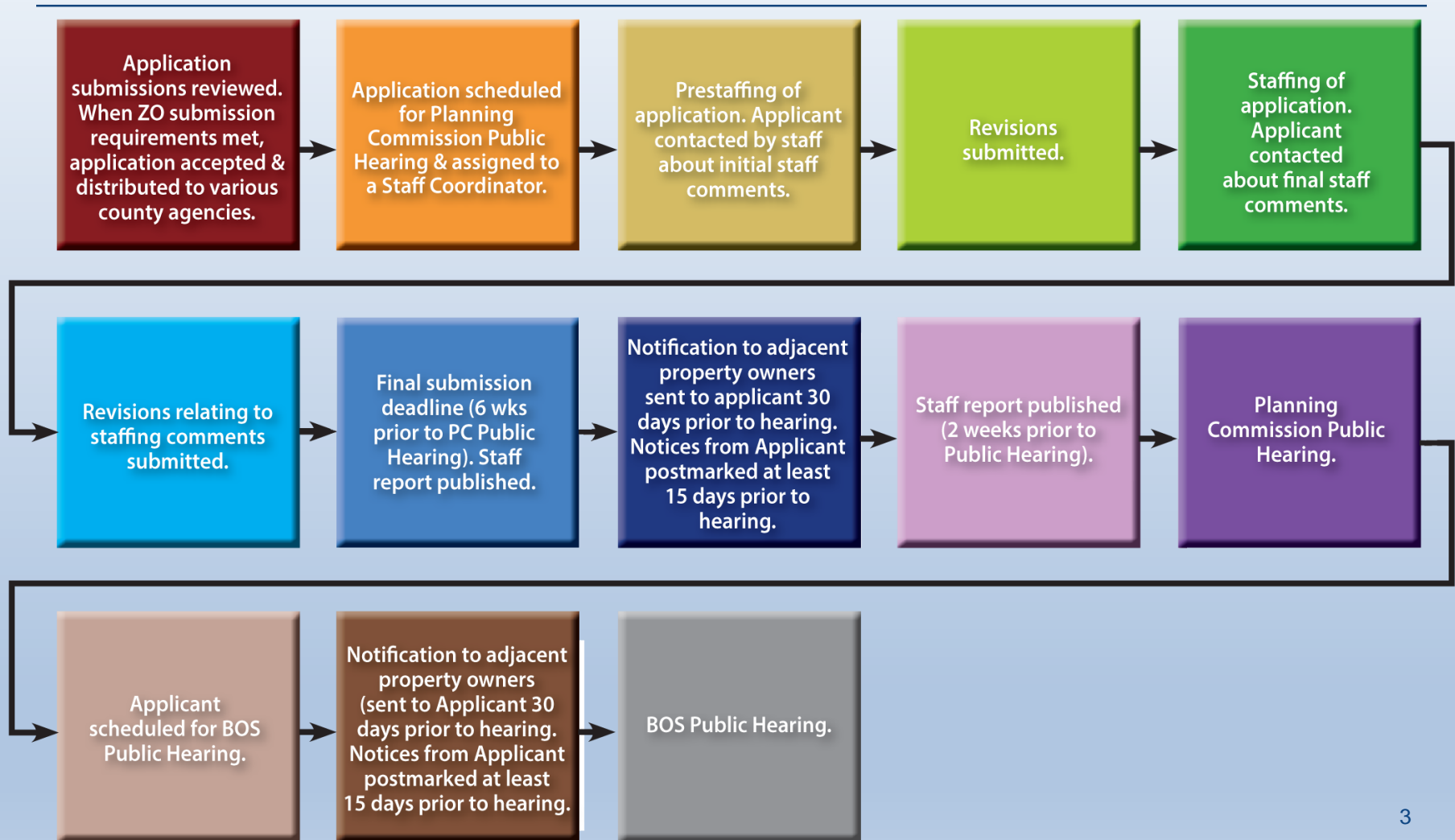


(Some) Legislative Actions

- Special Exceptions & Special Permits
 - Uses defined in the Zoning Ordinance
 - Do not change the Zoning District
- Rezoning
 - Changes the underlying Zoning District
 - Usually accompanied by a “development plan” and “proffers”
- Other public hearings
 - Variances
 - 2232 review of public facilities
 - Other Codes & Ordinances



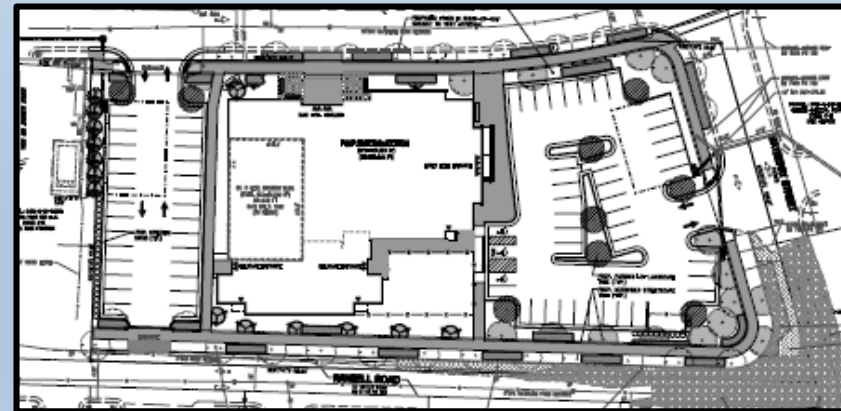
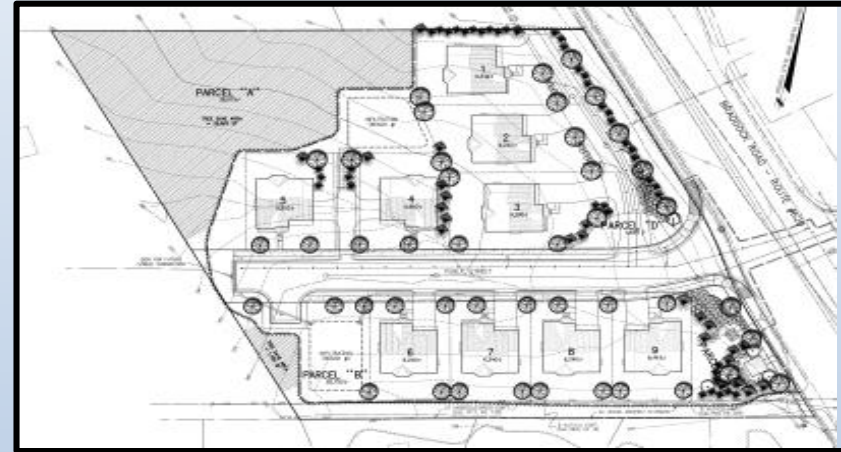
Process: Rezoning Flow



Process: Parts of an Application

A Zoning Case usually includes

- **A Development Plan**
A graphic document showing the site, existing conditions and proposed changes; May include illustrative drawings
- **Conditions**
“Proffered” Conditions written by an applicant in a rezoning or Development Conditions written by staff for Special Exceptions and other case types



Rezoning – a Collaborative Process

- Zoning Evaluation Division – staff are “staff coordinators”
- Collaborative effort among all the various entities that have comments – e.g. Fire Marshal, Dept. of Transportation, Health Dept., etc.
- Identify the issues and identify how the proposed development addresses those issues
- Collaborative culture – professional advice to customers
- Provide professional review and recommendation on applications



Process: the Staff Role

- Professional Recommendation
- Based on standards and recommendations in Comprehensive Plan, Zoning Ordinance and Good Planning Practice
- Identify and Address Impacts
 - Awareness of “Nexus” or a relationship between the impact of a proposal and the remedy sought
- BALANCE
 - Balance between needs of current and future citizens
 - Balance between recommendations from various reviewing agencies



Notification & Outreach

- Legal Notification
 - Post physical signs on property
 - Mail notices to adjacent property owners
 - Run ad in newspaper
- Other Outreach
 - *Different than Comprehensive Plan and Zoning Ordinance as these are actions by a private applicant*
 - Applicants are expected to do their own outreach
 - Citizen Committees & Land Use Councils, etc.
 - My Neighborhood
<http://www.fairfaxcounty.gov/myneighborhood/>
 - Land Development System
<http://ldsnet.fairfaxcounty.gov/ldsnet/>



My Neighborhood

Browser window showing the Fairfax County Virginia "My Neighborhood Report" page. The address bar displays <http://www.fairfaxcounty.gov/myneighborhood/>.

The page header includes the Fairfax County Virginia logo and navigation links: Home, Living Here, Doing Business, Visiting, Departments & Agencies. A search bar is also present.

The main section is titled "My Neighborhood Report" and includes a search bar with the address "12055 government center parkway". The search results show a map of the area, with a red circle highlighting the "Information Links" section.

Information Links

- [View real estate assessment](#)
- [View nearby land development](#)
- [View nearby crimes \(CrimeReports.com\)](#)

Voting Information

Voting Precinct: Monument (132) [show on map](#)

Polling Place: Fairfax County Government Center
12000 Government Center Pkwy

[More information on voting](#)

Fairfax County Government

Chairman of the Board of Supervisors
Sharon Bulova
[website](#)

Braddock District Supervisor
John C. Cook
[website](#)

The map displays the location of 12055 Government Center Pkwy, showing surrounding streets (Monument Dr, I-66, I-66 EB, I-66 WB, Government Center Pkwy, Random Hills Rd, Cedar Forest Dr, Pine Forest Cir, Mico Way, Elm Forest Way) and nearby landmarks (Herrity Building, Pennino Building Human Services Center). A "Report Results" pop-up window shows the address "12055 GOVERNMENT CENTER PKWY, FAIRFAX, VA 22035" and provides links to view real estate assessment, nearby land development, and nearby crimes (CrimeReports.com).

Land Development System (LDS Net)

http://ldsnet.fairfaxcounty.gov/ldsnet/

Land Development System ... X

File Edit View Favorites Tools Help

Suggested Sites Web Slice Gallery

Fairfax County VIRGINIA

Home Living Here Doing Business Visiting Departments & Agencies


Search Site: Go Advanced Search

homepage > land development system help

Land Development System

Land Use Data Warehouse

- Map of Land Use Activity by Magisterial District
- Map of Land Use Activity by Address
- LDSnet Overview
- Zoning Case Search
- Zoning Case Custom Search
- Plans and Waivers Search
- Plans and Waivers Custom Search
- Combined Zoning, Plans and Waivers Search
- Address Search
- Fairfax Inspection Database Online - FIDO
- Building Permits Issued-FIDO



In-Process Zoning Cases:

- Currently In-Process BOS and PC Cases
- Currently In-Process BZA Cases
- Currently In-Process Tysons Corner Cases

Staff Reports:

Rezoning, Special Exception, Special Permit, and Variance staff reports are available here, in LDSNET. Other staff reports:

- Comprehensive Plan Amendment Staff Reports
- Zoning Ordinance Amendment Staff Reports

Related Links:

- Comprehensive Plan
- Zoning Ordinance

Relevant Agencies:

- Planning and Zoning
- Public Works and Environmental Services